

Watkins, Robert

From: Watkins, Robert
Sent: Wednesday, September 18, 2019 2:10 PM
To: jjordan@msc-rents.com
Cc: Werner, Jeffrey B
Subject: September BAR Action - 510 15th Street NW

Certificate of Appropriateness Application

BAR 19-09-01

510 15th Street NW, Tax Parcel 050085000

The Mosby Apartments, LLC, Owner / John Henry Jordan, Applicant

Removal of false chimneys

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 17, 2019. A motion to approve your application was included in the meeting's consent agenda. BAR member Carl Schwarz moved to approve the consent agenda and Breck Gastinger seconded. The BAR approved the consent agenda (9-0). The following is the text of the motion to approve your application:

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, the BAR finds that the proposed false chimney removal satisfies the BAR's criteria and is compatible with this property and other properties in the Rugby Road – University Circle – Venable ADC District, and that the BAR approves the application as submitted.

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1387

This certificate of appropriateness shall expire in 18 months (March 17, 2021), unless within that time period you have either been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause. (See City Code Section 34-280. Validity of certificates of appropriateness.)

Sincerely,
Robert Watkins

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902
(434) 970-3398

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
September 17, 2019**



Certificate of Appropriateness Application

BAR 19-09-01

510 15th Street NW

Tax Parcel 050085000

The Mosby Apartments, LLC, Owner

John Henry Jordan, Applicant

Removal of false chimneys



Background

Constructed in 1968, 510 15th Street NW is a non-contributing structure in the Rugby Road – University Circle – Venable ADC District. When it was constructed, the multi-unit residential building replaced two older dwellings, visible in earlier historic aerials and Sanborn maps. The Colonial Revival apartment building is clad in brick and is sheltered with an asphalt shingle-clad gable roof. False chimneys cap the roof ridge at the north and south gables.

Prior BAR Actions

None

Application

Applicant Submitted:

- Applicant submittal dated August 27, 2019: Email, photographs of existing conditions, description of proposed work, illustration of proposed work

Request for a Certificate of Appropriateness to remove false chimneys at the north and south gables. Accordingly, the roof and masonry would be repaired and the fascia would be extended to match the existing trim.

Discussion

Staff finds the proposed removal of false chimneys appropriate for the building. 510 15th Street NW is not a historic structure and does not contribute to the Rugby Road – University Avenue – Venable ADC District. The proposed work would not alter the building in a manner that would undermine the district's historic character.

In addition, the existing false chimneys are wood-frame with brick cladding. The chimneys are leaning, so their removal would ensure that the building remains secure and well-maintained.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed false chimney removal satisfies the BAR's criteria and is compatible with this property and other properties in the Rugby Road – University Circle – Venable ADC District, and that the BAR approves the application as submitted.

(or with the following modifications/conditions...)

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed false chimney removal does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Rugby Road – University Circle – Venable ADC District, and that for the following reasons the BAR denies the application as submitted.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) Any applicable provisions of the City's Design Guidelines.



**Board of Architectural Review (BAR)
Certificate of Appropriateness**

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.
For the September 17 meeting, submittal deadline is Tuesday, August 27.

Owner Name THE MOSBY APARTMENTS, LLC Applicant Name John Henry Jordan
Project Name/Description Removal of brick, faux chimneys Parcel Number 050085000
Project Property Address 510 15th Street, NW

Applicant Information

Address: 1112 Rose Hill Drive
Charlottesville, VA 22903
Email: jjordan@msc-rents.com
Phone: (W) 434-971-6811 (C) 434-531-3550

Property Owner Information (if not applicant)

Address: 320 12th AVENUE
SALT LAKE CITY, UT 84103
Email: LESLIE P. ECKFORD, COMM
Phone: (W) 801-656-0735(C)

Do you intend to apply for Federal or State Tax Credits for this project? N/A

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

John Henry Jordan 8/27/19
Signature Date
John Henry Jordan 8/27/19
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Leslie P. Eckford 8/24/19
Signature Date
LESLIE P. ECKFORD 8/24/19
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):
Remove two (2) brick "chimneys." Patch, repair roof and eave to match existing.

List All Attachments (see reverse side for submittal requirements):
Attached: photos of existing building and photo-sim of proposed alterations

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
Revised 2016	

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per *Sec. 34-286*. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.



Remove existing faux chimneys at north and south gable ends.



Repair roof, repair masonry, and extend fascia trim to match existing.

510-512 15th Street NW. c1968.

Non-Contributing structure, Rugby Road—University Circle—Venable Neighborhood ADC District

